



An
Coimisiún
Pleanála

Direction
CD-020100-25
ABP-321975-25

The submissions on this file and the Inspector's report were considered at a meeting held on 30/06/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 01/07/2025

Eamonn James Kelly
Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development for retention by reason of the scale and design of the first floor extension would be an inappropriate form of development in this area which is zoned in the Dublin City Development Plan 2022-2029 as Z2 which has a stated objective 'to protect and/ or improve the amenity of the residential conservation areas', which include period buildings that positively contribute to their built heritage, integrity, character and sense of place. In such cases, a precautionary approach to any alterations and extensions is preferred in accordance with Sections 1.7, 4.0 and 5.0 of Appendix 18

(Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028. The development proposed for retention would not accord with this zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.